

CITY OF MOAB PLANNING RESOLUTION NO. 1-2026

A RESOLUTION CONDITIONALLY APPROVING A LEVEL II SITE PLAN FOR THE SHUMAWY MIXED USE DEVELOPMENT FOR PROPERTY LOCATED AT 1082 SOUTH HIGHWAY 191, MOAB, UT 84532.

WHEREAS, the following describes the intent and purpose of this resolution:

- a. Courtney Kizer, the Owner Agent of record, for property located at 1082 South Highway 191 Moab, Utah 84532, has applied for a Level II Site Plan Approval; and
- b. The Applicant has furnished a site plan and description of the property located at 1082 South Highway 191 Moab, Utah 84532 (parcel 01-OSWE-0005 (0.52 acres); and
- c. The City adopted Site Plan Review regulations in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the C-4 General Commercial zone; and
- d. The Moab Planning Commission reviewed the application for Level II Site Plan for the mixed-use commercial development in a regularly scheduled meeting held on January 8th, 2026; and
- e. Sufficient evidence provided by the applicant proved that standards of development can meet or exceed the requirements and regulations outlined in the MMC Chapter 17.67 Site Plan Approval; and
- f. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution No. 1-2026, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the application for the Shumway Mixed-Use Development Site Plan is hereby **CONDITIONALLY APPROVED**, with the following condition:

1. The final retaining wall design must be approved by City Engineering Department.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on January 8, 2026.

SIGNED: _____
Kya Marienfeld, Chair